



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

May 21, 2018

9:30

Calendar No. 18-94:

1829 W. 57 Street

Ward 15

Matt Zone

15 Notices

The Cuyahoga County Land Bank, owner, and Civic Builders propose construct a new 2 story, 2,414 single family house with a detached garage on a 4,588 square foot lot in a B1 Two Family Residential District. The appellant appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the minimum lot area for a single family dwelling in a "B" area district is 4,800 square feet and the proposed lot area is 4,588 square feet.
2. Section 357.09(b)(2)(B) which states that in a Two-Family District no interior side yard, and except as provided in subsection (b)(1) hereof, in any use district no interior side yard on a lot occupied by a dwelling house shall be less than five (5) feet in width for a corner lot, nor less than three (3) feet in width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth (1/4) the height of the main building on the premises. The required side yard is approximately 6'-9" and a 2'-0" side yard is proposed (includes 12" roof overhang).
3. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit.(Filed April 24, 2018)

9:30

Calendar No. 18-95:

1833 W. 57 Street

Ward 15

Matt Zone

15 Notices

The Cuyahoga County Land Bank, owner, and Civic Builders propose construct a new 2 story, 2,414 single family house with a detached garage on a 4,200 square foot lot in a B1 Two Family Residential District. The appellant appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the minimum lot area for a single family dwelling in a "B" area district is 4,800 square feet and the proposed lot area is 4,200 square feet.
2. Section 355.04(a) which states that the minimum lot width for a single family dwelling in a "B" Area District is 40 feet and 33 feet are proposed.
3. Section 357.09(b)(2)(B) which states that in a Two-Family District no interior side yard, and except as provided in subsection (b)(1) hereof, in any use district no interior side yard on a lot occupied by a dwelling house shall be less than five (5) feet in width for a corner lot, nor less than three (3) feet in width for an interior lot, nor shall the aggregate width of side yards on

the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth (1/4) the height of the main building on the premises. The required side yard is approximately 6'-9" and a 2'-0" side yard is proposed (includes 12" roof overhang).

4. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit.(Filed April 24, 2018)

9:30

Calendar No. 18-96:

3632 Bailey Avenue

Ward 3

Kerry McCormack

12 Notice

The Cuyahoga County Land Bank, owner, and Civic Builders propose construct a new 2 story, 2,414 single family house with a detached garage on a 3,750 square foot lot in a B1 Two Family Residential District. The appellant appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the minimum lot area for a single family dwelling in a "B" area district is 4,800 square feet and the proposed lot area is 3,750 square feet.
2. Section 355.04(a) which states that the minimum lot width for a single family dwelling in a "B" Area District is 40 feet and 37'-6" are proposed.
3. Section 357.09(b)(2)(B) which states that in a Two-Family District no interior side yard, and except as provided in subsection (b)(1) hereof, in any use district no interior side yard on a lot occupied by a dwelling house shall be less than five (5) feet in width for a corner lot, nor less than three (3) feet in width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth (1/4) the height of the main building on the premises. The required side yard is approximately 6'-9" and a 2'-0" side yard is proposed (includes 12" roof overhang).
4. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit.(Filed April 24, 2018)

9:30

Calendar No. 18-97:

1117 East 105 Street

Ward 9

Kevin Conwell

18 Notices

Cory United Methodist Church, owner, proposes to install an telecommunications antenna and equipment on a parcel located in a C2 Local Retail Business District. The owners appeal for relief from the strict application of Section 358.05(a)(2) of the Cleveland Codified Ordinances which states that in a Local Retail Business District, fences in actual rear yards shall not exceed 6 feet in height and the proposed fence is 8 feet in height. (filed April 24, 2018)

9:30

Calendar No. 18-98:

3636 Bailey Avenue

Ward 3

Kerry McCormack

12 Notices

The Cuyahoga County Land Bank, owner, and Civic Builders propose construct a new 2 story, 2,414 single family house with a detached garage on a 3,750 square foot lot in a B1 Two Family Residential

District. The appellant appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the minimum lot area for a single family dwelling in a "B" area district is 4,800 square feet and the proposed lot area is 3,750 square feet.
2. Section 355.04(a) which states that the minimum lot width for a single family dwelling in a "B" Area District is 40 feet and 37'-6" are proposed.
3. Section 357.09(b)(2)(B) which states that in a Two-Family District no interior side yard, and except as provided in subsection (b)(1) hereof, in any use district no interior side yard on a lot occupied by a dwelling house shall be less than five (5) feet in width for a corner lot, nor less than three (3) feet in width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth (1/4) the height of the main building on the premises. The required side yard is approximately 6'-9" and a 2'-0" side yard is proposed (includes 12" roof overhang).
4. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit.(Filed April 24, 2018)

9:30

Calendar No. 18-99:

2125 Superior Ave.

Ward 7

Basheer S. Jones

13 Notices

2125 Superior Holding LLC., owner, proposes to construct a new 58 unit apartment building in a C3 and C4 Semi-Industry District. The appellant appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(C) which states that an 11 foot interior side yard is required at south side of lot and 0' proposed.
2. Section 357.08(b)(I) which states that a 22 foot rear yard is required and 13 feet are proposed.
3. Section 355.04 which states that the maximum gross floor area of building cannot exceed 1/2 lot area, or in this case 12,750 square feet and the appellant is proposing 58,066 square feet. (Filed April 25, 2018)

9:30

Calendar No. 18-100:

**6706 Detroit Ave.
(aka 6710 Detroit)**

Ward 15

Matt Zone

29 Notices

Gordon Square Commercial, owner, proposes to expand use of Old City Libations in a C2 Local Retail Business District and a Pedestrian Retail Overlay(PRO). The appellant appeals for relief from the strict application of 343.23(i) which states that due to the PRO, six (6) parking spaces are required; no parking proposed. (Filed April 26, 2018)

9:30

Calendar No. 18-101: 1400 East 105 Street

**Ward 9
Kevin Conwell
19 Notices**

The City of Cleveland, owner, and Circle North Development LLC., prospective purchaser, propose to erect a four story, mixed use, sub-market 63 unit apartment building with 16,692 square feet of retail on the first floor and a 49 space parking lot in a G2 Local Retail Business District. The appellant appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 343.18(c) which stated that no driveway providing access to a property shall be located closer than 15 feet away from property line. The proposed driveways are approximately 8 and 2 feet away from side property lines.(Filed April 26, 2018)

POSTPONED FROM MAY 7, 2018

9:30

**Calendar No. 18-85: Appeal from Assessments and
Licenses Denial of Mobile Food Shop
location/RLUMF18-00009**

**Ward 3
Kerry McCormack**

Khaled Alnazer appeals under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the decision of Cleveland City Councilperson Kerry McCormack and the Division of Assessments and Licenses to deny the Mobile Food Shop location application #RLUMF18-00009 at 1198 Old River Road on April 11, 2018 (Filed April 12, 2018-No Testimony). *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE CITY OF CLEVELAND FOR TIME TO COMPILE DISCOVERY.*